

# FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

05-422 & 05-423	Orleans	Y	EAS.735, - 740
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**Town/City:** Town of Eastham

**Place:** 5365 & 5365R State Highway, North Eastham

**Name of Area:** Tilted Acres Motor Court

**Present Use:** vacant

**Construction Dates or Period:** 1955-57

**Overall Condition:** good

**Major Intrusions and Alterations:** Room-sized additions to 2 of the buildings (easternmost & fourth in from hwy.) – dates unknown

**Acreage:** 1.43 acres

**Recorded by:** Larson Fisher Assoc., Inc. with Kathryn Grover

**Organization:** Eastham Historical Commission

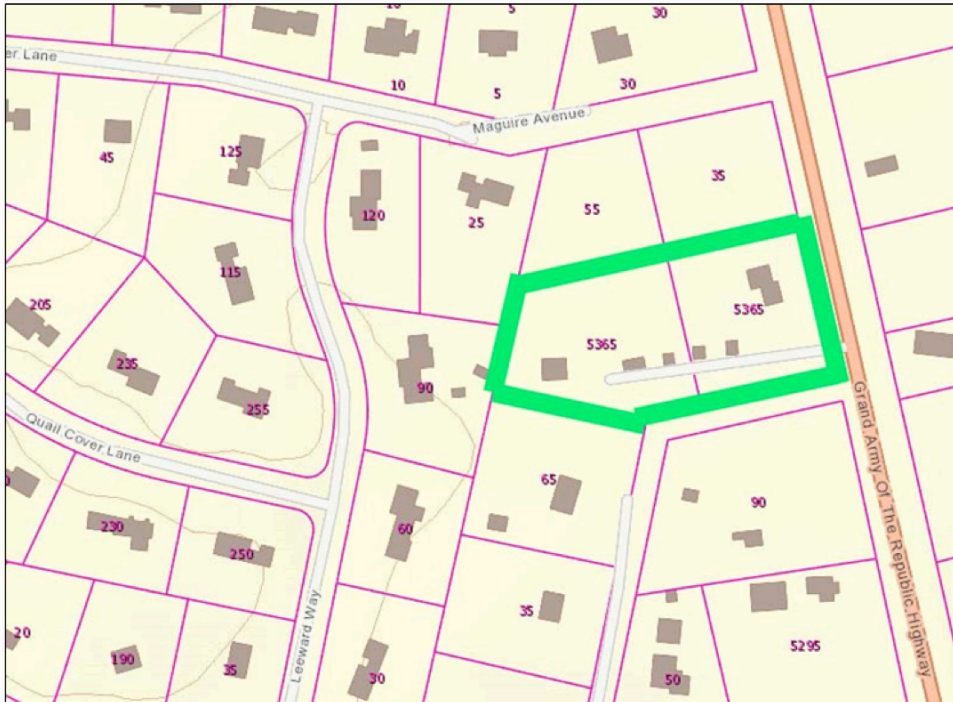
**Date:** March 2013

## Photograph



View from east.

## Locus Map (North at top)



☒ see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM 5365 & 5365R State Highway

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☐ Recommended for listing in the National Register of Historic Places.

## ARCHITECTURAL DESCRIPTION

Four of the six dwellings on the subject property are tiny 1-room cottages intended for short-term rental, while two are more substantial dwellings that appear to be year-round dwellings. The small wood frame cottages are simple front gabled buildings with wide overhanging eaves resting on concrete blocks. The rectangular footprints allow only one double-hung 1-over-1 sash window on each side. Each cottage has a narrow recessed porch under the right front corner of the roof, which is supported by a plain wood pillar atop a kneewall on the right side. The entry door opens into the small front ell created by the recessed porch. The entry doors appear to be original with windows having four lights. Either two or three wooden steps lead up to the porches. All these cottages are clad with asbestos shingles painted in bright colors with contrasting wood trim. The fourth cottage in from the street has a room-sized cross-gabled addition to its left (west) side, slightly recessed from the front facade and affording a secondary entrance on its left facade. It is clad with plywood in a vertical slat pattern, painted the bright pink to match the original section. A small wood deck extends from it to the left (west). Evidently these cottages have not been in use since 2005 (see below).

The other two dwellings have concrete block or slab foundations, gable roofs and Ranch forms. The one at #5365 fronting the State Highway is similar in style and cladding to the tiny cottages, except larger, with a recessed porch under the front left corner of a lower pitched side gable roof. It is clad with asbestos shingles painted drab green. A three-part picture window on its front facade is located to the right of the front porch. Other windows have been replaced with double-hung 1-over-1 sash. A side gable-roofed addition extends from its right (north) side and is recessed by 1 bay width from the front facade. The addition is sided with T-1-11 plywood siding. A tall wood privacy fence separates this from both the highway on its east and the small cottages at its rear, southwest of it.

Another ranch house at the rear of the property is oriented to the south like the small cabins, but is three bays wide, two deep, with a side gable roof. It is clad with the T-1-11 plywood siding painted a deep blue with white corner boards and window and door trim. All of its windows have been replaced with double-hung sash. Its yard is delimited by a low wood picket fence (with arbor entrance) on the east and a taller wood privacy fence to its west and north.

## HISTORICAL NARRATIVE

The six buildings that comprise Tilted Acres Motor Court were built by James J. Magner of Galway, a town in Saratoga County, New York, in 1955 and 1957. Until 1955 the land they occupied was part of a 38-acre tract that had once been owned by part of North Eastham's Horton family, and the cottages were a relatively late entry into a fairly crowded market of cabin and cottage colonies offering overnight lodging to tourists in the town. The compound holds the distinction at this writing of being one of the only cottage colonies in Eastham that has not been converted to condominium ownership.<sup>1</sup>

Maps through 1910, the most recent to show the names and rough locations of Eastham householders, document that this area north of the intersection of State Highway and Nauset Road was virtually undeveloped; no property owners' names appear in its general vicinity. By 1920 the 38-acre tract was owned by the brothers Reuben Higgins Horton (1845-1925) and William Higgins Horton (1848-1926), the sons of master mariner Isaiah Holbrook Horton and Rebecca Higgins. The brothers were born in Wellfleet, but by 1858 Isaiah Horton and his family were living in North Eastham on the west side of the County Road, somewhat south of the location of these cottages. The brothers both ultimately resettled near Boston, William leaving the Cape in the 1870s and Reuben after 1900. As had many other Eastham men, Reuben Horton earned income from both fishing and farming while living in Eastham, but by 1910 he had retired and was living with his wife Cynthia Clark Horton at the Reading, Massachusetts, home of his son George. William H. Horton was a merchant and furniture store proprietor in Boston but, like his brother, had married an Eastham native, Ella Ames Horton; by 1920 he too had retired and was living in Quincy with his daughters Ella and Helen.

In 1920 Reuben and William Horton sold a 38-acre parcel bounded on the east by the tracks of the Old Colony Railroad and the Old County Road, on the south by Nauset Road (referred to in deeds as "the Cross roads running by the house of the heirs of the late Zara Higgins"), on the north by the property of Seymour Bangs, and on the west by land of the Higgins heirs "and the general field." The grantee was Ignatius J. Murphy, a street paving contractor who then lived in Norwich, Connecticut; he was still working as a "road building contractor" in 1930, when he lived in Somerville. It is tempting to speculate that he learned about the area during work on Cape Cod, possibly on the paving of what became the easternmost section of U.S. Route 6, from Provincetown to Brewster, New York, which was completed in 1925.<sup>2</sup> Murphy

<sup>1</sup> Doug Fraser, "From Cottages to Condos," Cape Cod Times, 20 September 2005, online at <http://www.capecodonline.com/apps/pbcs.dll/article?AID=/20050920/BIZ/309209979&cid=sitesearch>.

<sup>2</sup> Before this time the main road on Cape Cod was what is now Route 28, which was the extension of Route 3 from Boston to Provincetown; when Route 6 was made a federal road, the alignment changed to roughly its current location.

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sold the tract in 1926 to Charles W. Snow (1855-1936), a Truro house carpenter and general contractor. By 1929 Snow was a contractor and builder, and his sons David and Horace were in business with him. After Charles Snow's death, his children and heirs sold the 38-acre parcel to their brother David, who owned it from 1937 to 1946. None of the deeds for 5365 State Highway include sales figures or references to buildings and Eastham tax commitment books record no buildings on the property through 1954. A 1946 plan registered with the county also indicates that the tract was undivided and undeveloped.<sup>3</sup>

In May 1946 David Snow sold the tract to Frank George Maguire, a veterinarian and state animal inspector from Monson, Massachusetts. By then the alignment of County Road had been altered to run through the parcel, and Maguire created a twenty-two-lot subdivision of the parcel. The plan shows two new roads, Maguire Avenue and Wilson Street, running from County Road to the west, and the southern boundary was Aspinet Road. Between 1948 and 1954 Maguire sold all but four of these lots; he sold the first four, lots 4, 5, 6, and 7, to James J. and Ellen Graves Magner.<sup>4</sup> The cottages and year-round houses that comprise Tilted Acres Motor Court occupy these four lots.

Born in Belfast, Northern Ireland, in March 1907, James Joseph Magner appears to have immigrated first to western Canada. His 1935 petition for naturalization as a United States citizen indicates that he then lived in New York City but had last lived in Winnipeg. He entered the United States at Noyes, Minnesota, in late March 1930, and he was an unmarried man when he applied for citizenship five years later. Between June 1935 and October 1939 Magner married Ellen Graves of Galway, New York. Born in November 1914, she was the daughter of Luther Graves, a farmer, and was living in his Galway household in 1930.

Eastham tax records for 1950 and 1954 show Magner as the owner of 2.7 acres of land, identified in the latter year as lots 4-7 in "Maguire," meaning the Maguire subdivision. By 1955 the Magners had built two cabins, and by 1956 they were taxed on 2.7 acres and four cabins. The other two cabins were probably soon afterward (1957 tax records have not yet been examined).

James J. Magners owned Titled Acres Motor Court until 1985. In April that year, after the death of his wife Ellen, Magner sold the complex to Wallace and Bridget Powers of West Roxbury. In 1999 the Powerses, then living in Sandwich, sold Tilted Acres to Gordon J. Siegel and Cynthia B. Gast of Provincetown, who the next year incorporated Titled Acres Motor Court as a limited liability corporation. In the same year the corporation sold Lots 4 and 5 of the four-lot complex to Maria I. Curtis of North Eastham.<sup>5</sup> A 2005 Cape Cod Times article reported that Tilted Acres was closed and was last occupied by seasonal workers.

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<sup>3</sup> Reuben H. Horton (Eastham) and William H. Horton, Atlantic MA, to Ignatius J. Murphy, Norwich CT, 14 October 1920, Barnstable County Registry of Deeds (BCD) 415:71; I. J. Murphy, Somerville, to C. N. Snow, Truro, 15 June 1926, BCD 395:584; Horace H. Snow, Charles E. Snow, Norman G. Snow, Isaiah Snow, and Helen S. rose, all Truro; Myra E. Hunter, Chester PA; and Anna S. White, Lexington, to David L. Snow, 27 November 1937, BCD 534:34; David L. Snow, Truro, to Frank G. Maguire, Monson MA, 13 May 1946, BCD 647:281. See "Subdivision Plan of Land in Eastham, Mass. Belonging to Frank G. Maguire," August 1946, BCP 76:103.

<sup>4</sup> David L. Snow, Truro, to Frank G. Maguire, Monson MA, 13 May 1946, BCD 647:281; Frank G. Maguire, Monson MA, to James J. and Ellen G. Magner, 21 August 1948, BCD 701:331.

<sup>5</sup> James J. Magner to Wallace and Bridget Powers, West Roxbury, 29 April 1985, BCD 4508:240; Wallace and Bridget Powers, Sandwich, to Gordon J. Siegel and Cynthia B. Gast, Provincetown, 29 November 1999, BCD 12690; Gordon J. Siegel and Cynthia B. Gast, both Provincetown, to Tilted Acres Motor Court LLC, Provincetown, 9 May 2000, BCD 12997:132; Tilted Acres Motor Court to Maria Curtis, 30 Maguire Avenue, 17 August 2000, BCD 13187:237.

<sup>6</sup> Fraser, "From Cottages to Condos."

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## Property Data Sheet Tilted Acres Motor Court - Built 1955-1957

MHC #s	Map	Parcel	Ext	St #	Street Name	Year Built	Style/Form	LFA NOTES
EAS.735	5	423	0	5365	STATE HWY	1955-57*	1-story Ranch	year-round house
EAS.736	5	423	0	5365	STATE HWY	1955-57*	1-story cottage	seasonal cottage - vacant
EAS.737	5	423	0	5365	STATE HWY	1955-57*	1-story cottage	seasonal cottage - vacant
EAS.738	5	423	0	5365	STATE HWY	1955-57*	1-story cottage	seasonal cottage - vacant
EAS.739	5	423	0	5365	STATE HWY	1955-57*	1-story cottage	seasonal cottage - vacant
EAS.740	5	422	0	5365 R	STATE HWY	1955-57*	1-story cottage	year-round cottage

\*Although two of the buildings were built in 1955, two others built in 1956, & the last two presumably built c. 1957, it has not been possible to distinguish between them.

## SITE PLAN





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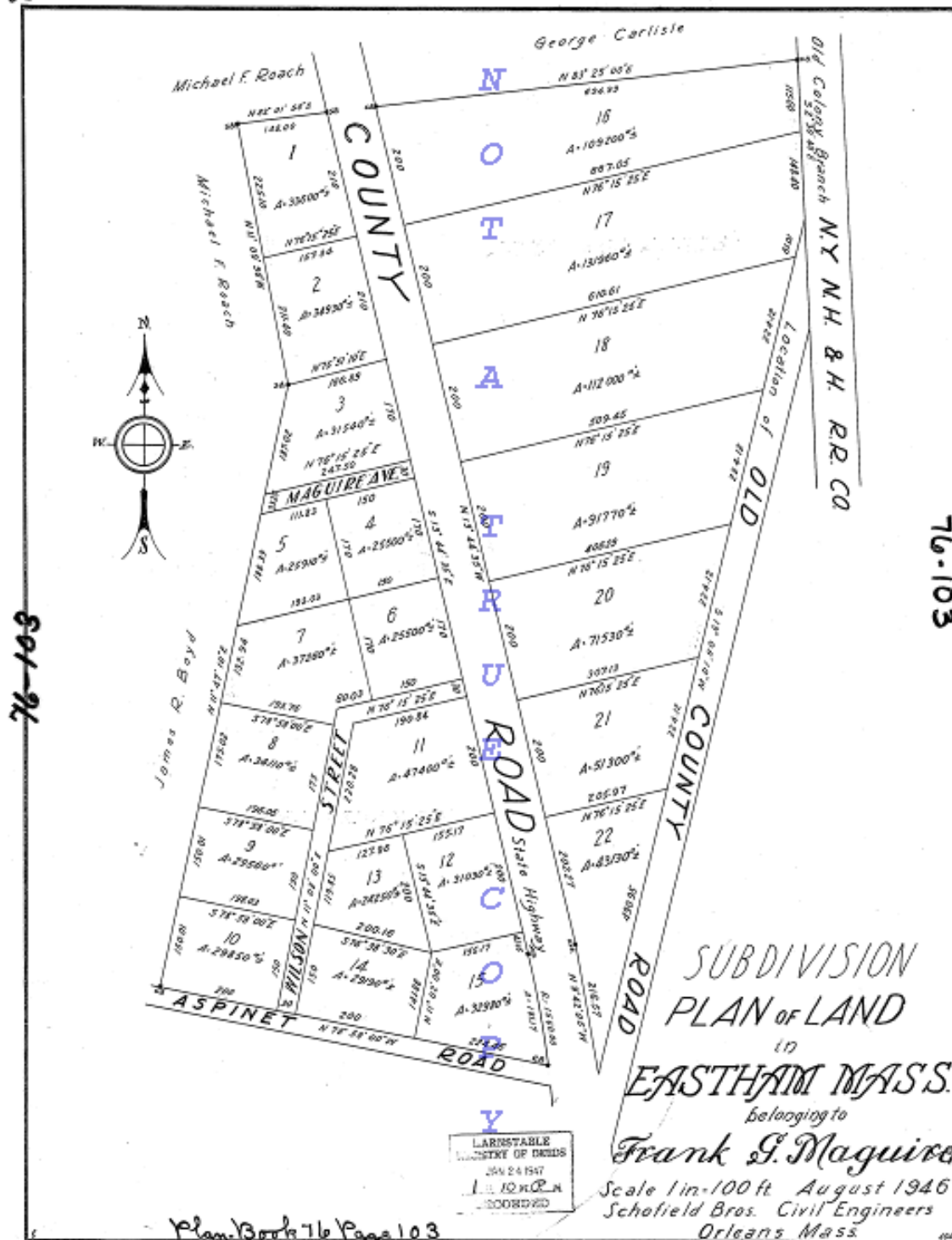
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## SUPPLEMENTARY IMAGES



Maguire subdivision plan of 1946 (BCP 76:103): Tilted Acres Motor Court occupies lots 6 and 7.

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## Photographs

(credit Larson Fisher Associates, 2012-13 unless otherwise noted)



EAS.735: View of 5365 State Hwy. from north.



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Tilted Acres Motor Court sign at driveway entrance. View of 4 cottages from southwest; EAS.739, 738, 737 & 736, L to R.



EAS.737 & EAS.738, R to L; view from east.



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View from east of fourth cottage in, EAS.739, and blue ranch dwelling, EAS.740, to its west.



EAS. 740: View from east of the ranch house (sixth cottage in from State Hwy.).